

Section II

COMPANY PROFILE

(NAME OF COMPANY)

A. Company Philosophy and Goals

Our Shared Vision

We will be the premier company in the government-assisted housing industry; premier to our fellow employees; premier to the communities in which we work; premier to the government agencies that we serve; and the model of integrity and excellence in our industry.

Our Mission

We provide quality management of government assisted residential housing complexes in a manner that will ensure optimum success of each property for owners; an ever-improving work environment for our employees; a model of excellence in the communities in which we work.

Our Guiding Principles

We believe in the individual.

We recognize that it is the individual upon which the success of our enterprise is dependent. While adherence to the corporate discipline is mandatory, we will not forget that the individual is the essential element of our company and what it achieves.

We are dedicated to excellence and strive for excellence in all we do.

We continually work to improve the level of service provided; to improve our human and community relations; and to attain outstanding levels of financial performance for the assets that we manage.

Our clients and their needs are the key ingredient of our effort.

We strive to anticipate, understand and meet our clients' needs and expectations.

Involved and fully committed employees are our company's most important assets.

We give our best and strive to create an environment in which all individuals in our organization are provided the opportunity to reach their full personal potential.

Financial success of our Company keeps us in business.

To prosper both as employees and as a corporation, we must maintain the financial strength of our Company and continue its financial performance.

We are involved, responsible participants in our industry.

We will give of ourselves the time and assets to our industry to bring about overall improvement for all.

Teamwork is essential to our success.

We work continually in partnership with our employees, with our clients, our residents and governmental agencies to achieve mutual goals. Trust and respect for all are the foundation of our team approach.

Integrity is never compromised.

Our actions and decisions always reflect the highest ethical and professional standards.

B. Company Organization

(Name of Company) are made up of various primary corporations and many general or limited real estate partnerships. The organization is engaged in the development, construction, management and equity syndication of residential multifamily apartment communities, designed primarily to serve low-and moderate-income individuals and families. (Name of Company) are based in (City and State) with subsidiary offices in: (Locations, if applicable). The firm operates in the states of: (Other locations if applicable).

The primary corporations that constitute (Name of Company) include:

(Name of Development Company)
(Name of Company) is the development arm of (Name of Company). This corporation has developed or acquired more than (number in words) () apartment communities, totaling over (number) apartment units. The firm's properties include communities developed under various programs administered by the U. S. Department of Housing and Urban Development (HUD) as well as those of the U.S. Department of Agriculture's Rural Development. Additional properties have been developed in conjunction with the Housing Finance Agencies of several states. The Company is active in: (Names of locations i.e. cities and states).

(Name of Company)

The construction arm of (Name of Company), this firm constructs multifamily apartment communities developed exclusively by (Name of Company) This corporation currently limits its activities to the states of:

_____.

(Name of Company)

The equity capital and syndication arm of (Name of Company), this firm provides partnership management services and equity financing for partnerships organized by The Company and for outside clients. This corporation manages the limited partnership investments of more than (insert number) individual and corporate investors across the United States. Through _____ private placements and one public offering, _____ have raised equity in excess of \$(insert amount) to assist in the development of multi-family rental residential properties.

(Name of Company)

(Name of Company) is the non-profit arm of (Name of Company). (Name of Company) is a fully qualified Section 501(c)(3) nonprofit corporation. Organized in 19__, this corporation's purpose is to serve the low-income housing industry, working with programs limited to nonprofit organizations. Initial efforts of (Name of Company) have resulted in approved Section 202 projects for the elderly and for the physically disabled and joint venture urban projects for the elderly. The firm often works with other nonprofit organizations to accomplish specific projects in selected towns.